

## **District I Advisory Board Minutes**

**November 7, 2016**

**www.wichita.gov**

The District I Advisory Board meeting was held at 6:30 p.m. at the Atwater Neighborhood Resource Center located at 2755 E. 19th St. N., Wichita, KS, 67214. Eleven board members, eight staff and fourteen members of the public were present.

### **Members Present**

Prisca Barnes  
Twila Chaloupek  
Beverly Domitrovic  
Dan Heflin  
Brandon Johnson  
Aaron Mayes  
James Roseboro  
James Thompson  
Janet Wilson  
Bill Wynne  
Jianna Cousin-Youth Member

### **Members Absent**

Lavonta Williams  
Brandon James

### **Staff Present**

Lt. M. Hoelscher, WFD  
Officer C. Lemons, WPD  
Officer S. Mackey, WPD  
Officer J. Metcalf, WPD  
Anne Ethen, Library  
Scott Knebel, MAPD  
Angela Buckner, Park & Recreation  
Kameelah Alexander, OCS

### **Guests**

Listed on last page

## **Order of Business**

### **Call to Order**

Meeting was called to order

### **Approval of Agenda**

Motion to approve the agenda

**Motion by Roseboro/Thompson, carried 8:0.**

### **Approval of Minutes**

Motion to approve the minutes

**Motion by Heflin/Roseboro, carried 8:0.**

## **Public Agenda**

### **Scheduled Items**

Ella Baccus presented information and received input for art elements on the 9<sup>th</sup> Street redevelopment project. Potential art elements include a curved seating area near Hillside, art on the pillars under I-135, art near the crosswalks and on the bus stop. The current brick in the road could be used as an art element.

Questions:

Q: Who owns the northeast corner of 9<sup>th</sup> and Minnesota?

A: Unavailable during the meeting.

### **Off Agenda Items**

Janice Thacker informed the board that she was planning to return with a request for Residential to Commercial to support the "Ruby Art District" at 1348 N. Green. Two properties around the address of discussion have been rezoned. The plan will come back formally before the board.

## **Staff Reports**

### **Fire Report**

**Lt. M. Hoelscher, Station 10**, shared that in October there were six fires (3-Arson, 1-Lightning, 1-smoking and 1-under investigation). Citizens are advised to change the batteries in their smoke detectors, use precaution with space heaters and do not use extension cords with space heaters, keep items away from floor furnaces and completely thaw out turkeys before frying them.

Questions:

Q: Are smoke detectors still available?

A: Call the Fire Prevention Department at 268-4510 for more information.

**Recommended Action:** Receive and file

### **Police Report**

**Officer C. Lemons, Patrol East**, shared stats of 5-aggravated assaults, 3-auto thefts, 16-larceny to autos and 1-shoplift case. Tracking is taking place to identify multiple calls made to residences for nuisance reports. Citizens are advised to not leave cars unattended and running with the keys in it.

**Officer S. Mackey, Patrol South**, showcased the new solid colored uniforms. There are three styles and exterior vest are optional.

Questions:

Q: Why the change in uniforms?

A: Stripped uniforms on pants are more expensive.

Q: How will rankings be identified?

A: Markings on uniforms will designate rankings.

**Officer J. Metcalf, Patrol South**, shared stats that non-residential burglaries were up.

Questions:

Q: Any oldtown crime updates?

A: Progress has been made with crime however Officer Metcalf is not directly involved.

**Recommended Action:** Receive and file

### **Library Report**

**Anne Ethen** provided information about November novel writing month, Facebook book-club with live video, and tech classes.

Questions:

Q: Is the Big Read program still going?

A: Yes, until November 15, 2016.

**Recommended Action:** Receive and file

**Park & Recreation Report**

**Angela Buckner** provided information that 500 citizens attended the fall event at Lynwood with 30 volunteers from Mead Middle School and North High School JROTC programs. 300 citizens attended McAdams Fall Festival. The fruit bouquet class at Lynette Woodard is at maximum registration, Futsal/Soccer court ribbon cutting will take place November 14<sup>th</sup> at Fairmount Park and Thursday, December 8<sup>th</sup> is Night with Santa at Century II.

**Recommended Action:** Receive and file

**New Business**

**CON2016-00049 GO General Office to CON Conditional Use for Animal Care Limited**

**Scot Knebel, Metropolitan Area Planning Department, presented this request.** The applicant requests a Conditional Use to provide boarding services and expand an existing veterinary clinic on property zoned GO General Office on at 404 S Edgemoor. The site is located north of Kellogg on the east side of Edgemoor, south of Lexington Drive. Lot 2 is currently vacant and will be the location of the expansion of the one-story commercial building on Lot 1 with on-site parking, as shown on the attached site plan.

**Recommended Action:** Based upon information available prior to the public hearings, planning staff recommends that the request be APPROVED, subject to 2 conditions.

**DAB Questions:**

Q: Does the expansion include green space outside for animals?

A: No, all services provided are internal.

The agent was able to provide the response.

**Action Taken:** Domitrovic/Heflin made a motion to recommend that City Council approve the Conditional Use request. Motion carried 10:0.

**CON2015-00027 LC Limited Commercial to Conditional Use to allow a nightclub in the city**

**Scot Knebel, Metropolitan Area Planning Department, presented this request.**

The LC Limited Commercial (LC) zoned site advertises itself as the “Field House” nightclub located south, across 17<sup>th</sup> Street North, from the Wichita State University (WSU) campus. The applicant’s agent has stated the site has continuously been a nightclub for over 30-years. An oral history of the site indicates the site had been a 3.2 tavern in the 1970s. The internet advertises the Field House as a sports bar with a young clientele. Planning could not find a Use Exception or Conditional Use for a tavern, drinking establishment or nightclub on this site. The nightclub is considered a nonconforming use, i.e., being established prior to the current Unified Zoning Code (UZC). The applicant is requesting a Conditional Use to bring the site into compliance with the current UZC, which was adopted by the City of Wichita and Sedgewick County in 1996.

**Recommended Action:** The nightclub is not out of character with the development in the area, which is developed around WSU. It seems the main issue is the lack of parking, which the applicant will need to address with either a shared parking agreement (little opportunity for that) or a variance, which would result in the parking remaining as it currently is. If denied the site’s LC zoning would not be removed

and applicant could continue to operate as a non-conforming nightclub, per the UZC's Non-Conforming policies. Denial would make it more difficult for the site to continue to operate as a long time nonconforming use, prevent an expansion of the nightclub and could eventually remove the nonconforming nightclub and allow another use to operate by right on the LC zoned property. Based upon the information available prior to the public hearings, Planning Staff recommends that a Conditional Use for a tavern, drinking establishment or nightclub be **APPROVED**, subject to 6 conditions.

Applicant will need shared parking agreements south of 17<sup>th</sup> street or an administrative reduction for parking spots or a variance waiver.

**DAB Questions:**

Q: How is parking set-up now?

A: No evening survey of parking has taken place?

Q: Any complaints from the neighborhood?

A: No, but a notice was provided to the neighborhood association (NA).

**Public Question/Comments:**

Q: Can the green space south of the property be used for parking?

A: The green space is not owned by the applicant and it would require pavement.

Comment: Mark Clevenger, Fairmount NA President, stated many of the applicants customers walk to the business and he supports the business.

Planning Staff was able to provide responses.

**Action Taken: Roseboro/Domitrovic made a motion to recommend that City Council approve the Conditional Use request. Motion carried 9:1.**

**Board Agenda**

**Updates, Issues and Reports**

**P. Barnes:** Kansas Read to Preschoolers kicked-off through the library, focus groups have taken place at libraries for a grant study, and the new library downtown construction progress is at a good pace. Storytime Village-Literacy Festival was successful; thanks to those who supported.

**B. Domitrovic:** WIN, Inc. Annual Dinner is January 9, 2016. \$20 Tickets available.

**J. Roseboro:** 6pm, December 2<sup>nd</sup> is annual Christmas party with five neighborhood associations.

**J. Cousin:** Mayor's Youth Council raised \$406.00 at the Wichita Asian Festival, December 5<sup>th</sup> is Junior Jump Start program, on December 6<sup>th</sup> Mayor's Youth Council Officers will shadow City Council Members.

**B. Wynne:** Country Overlook had a successful neighborhood clean-up.

**D. Hefflin:** Sleepy Hollow had a good neighborhood clean-up. The wood chipper reduced the hauls by half. More dirt in Sleepy Hollow Park will help flood control.

**A. Mayes:** Now living in College Hill area.

**J. Wilson:** Successful clean-ups took place with A. Price Woodard, Murdock and NE At-Lynn neighborhoods. A wood chipper is needed.

**B. Johnson:** Timber apartment residents are scared of crossing 21<sup>st</sup> street at the crosswalk east of 21<sup>st</sup> and Oliver.

**T. Chaloupek:** Linwood Neighborhood Association President had some burglaries.

**Staff-K. Alexander:** Wichita Fall Family Fun Festival will be held November 12<sup>th</sup> at Atwater NRC and the Lord's Diner Food Truck at Atwater NRC is gaining more awareness in the community.

**Public-Mark Clevenger:** WSU Fraternity members volunteered at the Fairmount neighborhood clean-up

**Public-Sheila Kinnard:** The 21<sup>st</sup> and Oliver light is definitely not long enough; it went from being too long.

**Recommended Action:** Receive and file

#### **Adjournment**

Motion to adjourn

**Motion made by Roseboro/Thompson, carried 10:0.**

The next District I Advisory Board meeting will be held at 6:30 p.m., December 5, 2016, at Atwater Neighborhood Resource Center, 2755 E. 19<sup>th</sup> St. N.

#### **Guests**

1. Ella Baccus
2. Mark Clevenger
3. Gerry Domitrovic
4. Barbara Finney
5. Vivien M.-Ford
6. Janet Green
7. Sheila Kinnard
8. Gabe Lyday
9. Woxie Lyday
10. Janice Rich
11. Derrick Slocum
12. Carol Smart
13. Janice Thacker
14. Unidentified Citizen